

After Recording Return to:

*Accurate Group*

**Mail Tax Statements To:**

John Sinclair  
Leigh Jean Parisi  
117 N. 19th Circle SW  
Vero Beach, FL 32962

Prepared: P. DeSantis, Esquire  
235 West Brandon Blvd., #191  
Brandon, Florida 33511  
(866) 755-6300

*[this space for recording information]*

Documentary Stamps are based on  
the consideration of 0.00

Property Tax ID#: 33403100006000000009.0

*0714299-02*

**QUITCLAIM DEED**

THIS INDENTURE, executed the 16 day of June, 2022, between JOHN SINCLAIR, a married man joined by his spouse, LEIGH JEAN PARISI, residing at 117 N. 19th Circle SW, Vero Beach, FL 32962, **GRANTORS**, and JOHN SINCLAIR and LEIGH JEAN PARISI, husband and wife, residing at 117 N. 19th Circle SW, Vero Beach, FL 32962, **GRANTEES**.

WITNESSETH, that the said Grantors, for in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid by Grantees, the receipt whereof is hereby acknowledged, have remised, released and quitclaimed, and by these presents do remise, release and quitclaim unto the said Grantees forever, all the right, title, interest, claim and demand which the said Grantors have in and to the following described lot, piece or parcel of land, situate, lying and being in Indian River County, State of Florida, to-wit:

**LOT 9, PLANTATION RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE(S) 46, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.**

**SUBJECT TO ALL MATTERS OF RECORD.**

**BEING THE SAME PROPERTY CONVEYED TO JOHN SINCLAIR, A MARRIED MAN BY DEED FROM DAVID A. COMIS AND JANET MARIE COMIS, HUSBAND AND WIFE, RECORDED ON 05/20/2020 IN BOOK 3301, PAGE 1979, IN THE INDIAN RIVER COUNTY RECORDERS OFFICE.**

PROPERTY ADDRESS: 117 N. 19th Circle SW, Vero Beach, FL 32962  
*The legal description was obtained from a previously recorded instrument.*

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or in equity, to the only proper use, benefit and behalf of the said Grantees forever.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

Signed, sealed and delivered in our presence:

Michael A Boreland  
Witness

[Signature]  
JOHN SINCLAIR

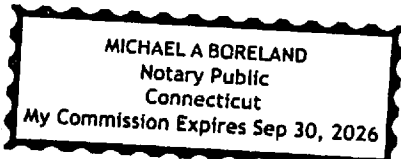
Michael A. Boreland  
Printed Name

Jay Smith  
Witness

Jay Smith  
Printed Name

Connecticut  
STATE OF FLORIDA )  
COUNTY OF Hartford )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 16 day of June, 2022, by JOHN SINCLAIR, who is personally known to me or has produced a drivers license as identification.



Michael A. Boreland  
Notary Public  
My commission expires:

*This instrument may be signed in one or more counterparts with the same force and effect as if all required signatures were performed at the same time. One Grantor appears on this page, subsequent Grantor's signature appears on the following page, individually.*

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

Signed, sealed and delivered in our presence:

Michael A. Boreland  
Witness

Leigh Jean Parisi  
LEIGH JEAN PARISI

Michael A. Boreland  
Printed Name

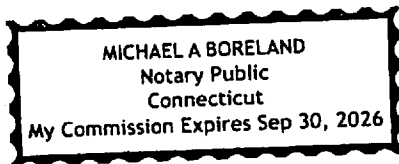
Jay Smith  
Witness

Jay Smith  
Printed Name

no Connecticut  
STATE OF ~~FLORIDA~~  
COUNTY OF Montford

The foregoing instrument was acknowledged before me by means of 1 physical presence or \_\_\_\_\_ online notarization, this 16 day of June, 2022, by LEIGH JEAN PARISI, who is personally known to me or has produced a driver's license as identification.

Michael A. Boreland  
Notary Public  
My commission expires:



*This instrument may be signed in one or more counterparts with the same force and effect as if all required signatures were performed at the same time. This is the final Grantor and the end of this document.*

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.